

Hays County
Liz Q. Gonzalez
County Clerk
San Marcos, Texas 78666



70 2015 15001366

Instrument Number: 2015-15001366

As

Recorded On: January 16, 2015

OPR RECORDINGS

Parties: CREEK ROAD RANCH INC

To

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** THIS IS NOT A BILL ****

OPR RECORDINGS 34.00
Total Recording: 34.00

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HENDRICKS REAL ESTATE
ORIGINAL TO CUSTOMER
SAN MARCOS TX 78666



State of Texas |
County of Hays

I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Hays County, Texas

Liz Q. Gonzalez
Liz Q. Gonzalez, County Clerk

**Second Amendment to
January 1, 2009 Design Guidelines**

This Second Amendment to January 1, 2009 Design Guidelines for Creek Road Ranch (this "Amendment") is made to be effective February 1, 2015. The Design Guidelines for Creek Road Ranch were established by Creek Road Ranch, Inc., as Declarant under that certain Declaration of Protective Covenants for Creek Road Ranch, recorded in Volume 2041, Page 548, Official Records of Hays County, Texas (the "Declaration"), and have been amended and revised from time to time. The current version of the Design Guidelines was revised effective February 1, 2010 (the "Design Guidelines").

Section 9.6 of the Declaration authorizes the DRC to amend the Design Guidelines from time to time, and by the signature below of at least two (2) members of the DRC, the DRC hereby adopts this Amendment.

NOW THEREFORE, know all persons by these presents:

1. Submission Fees. Section 1.4 of the Design Guidelines is amended:

(a) To Require that the \$5,000 submission fee for Construction of a New Dwelling Unit be submitted by mailing a check for \$5,000, made payable to Creek Road Ranch HOA, Inc. to the Association at 9600 Escarpment Blvd, Suite 745-55, Austin, TX 78749. Receipt of the Submission Fee must occur before any meetings are scheduled or the process is started.

(b) To require that for review of any alterations or improvements to an existing Dwelling Unit or for review of any new Accessory Improvements, a description of the proposed project must be sent to the managing agent, after which a design review fee will be set and communicated to the Owner. Receipt of the determined submission fee must occur before the process is started.

(c) To require that effective February 1st, 2015, a \$500 administrative fee will be withheld from the submission fee of all lots going through the DRC process for construction of a New Dwelling Unit. A representative of the managing agent will schedule and attend all DRC meetings, provide documentation as each step of the process is completed, and maintain an archive of associated plans and documents. If the managing agent spends more than 10 hours per lot attending or scheduling meetings, an additional fee of \$50/hour will apply to the excess hours required. For review of any alterations or improvements to an existing dwelling unit or construction of a new accessory improvement, the hourly fee of \$50 will apply. This administrative fee is in addition to any other professional fees as described in the Design Guidelines and First Amendment.

2. Design Review Sequence Submission Requirements. Appendix I of the Design Guidelines is amended as follows:

(a) A Conceptual Landscape Plan will not be required at the Preliminary Design Review Meeting (2nd Meeting), nor will a Construction Document Landscape Plan be required at the Final Design Review Meeting (3rd Meeting).

(b) There will be a 4th meeting required as part of the DRC process – a Forms Inspection, scheduled once Forms have been built but before the slab has been poured.

3. In the event of any conflicts between this Second Amendment to the Design Guidelines, this Amendment shall control.

4. Ratification. As expressly provided herein, Declarant and the DRC hereby ratify and confirm the Design Guidelines in all respects.

Executed to be effective February 1, 2015.

DECLARANT:

CREEK ROAD RANCH, INC., a Texas corporation



Signed before me
on 1/9/2015.

Brent Gibbs, President



DRC:

A handwritten signature in black ink, appearing to be "MH", written over a horizontal line.

A handwritten signature in black ink, appearing to be "K. Greene", written over a horizontal line.

Kristi Greene

Bk Vol Ps
15001366 OPR 5116 518

A handwritten signature in black ink, appearing to be "C. Buerger", written over a horizontal line.

Chip Buerger

AFTER RECORDING, PLEASE RETURN TO:

Tim Hendricks
Hendricks Real Estate
9600 Escarpment Blvd #745-45
Austin, TX 78749